



## 3995 Shelbourne St Saanich BC

\$1,799,000

Own both sides of this side-by-side DUPLEX on a level, rectangle 8500sf lot. Each side of this duplex offers 4 or 5 bedrooms and 3 bathrooms. Total 4 kitchens, 4 sets of laundry, and 4 separate hydro meters. Extensive updates since the seller bought it in 2013 (electrical, plumbing, heating, kitchens and bathrooms and more). Rarely do properties like this come on the market around UVic area, and could be money in the bank! Close to UVic, and right across the new University Heights Shopping Center. A rare turn-key investment opportunity, generating \$6900+ monthly with room for increases as tenants change over.

Listing Presented By:



Originally Listed by:  
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